

ADDENDUM III

Michigan's Low Income Housing Tax Credit Program Supportive Housing Set-aside

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I. PROGRAM OVERVIEW

A. PRIOR TO APPLICATION:

- Developers are encouraged (not required) to submit an initial concept letter for review and discussion prior to submitting an application. This provides an opportunity for the developer and his/her team to receive technical assistance in conceptualizing the project and assuring that key components are included. Submission of an initial concept letter, however, does not change the applicable deadline for applications.
- Developers are strongly encouraged to have a MSHDA staff member visit the project site prior to application submission. Rental Development and Homeless Initiatives staff can be reached at 517-373-6880. (See MSHDA Supportive Housing Site Selection Guidelines and Definitions.)

B. GENERAL APPLICATION INFORMATION– (SEE QAP FOR ADDITIONAL INFORMATION):

- **Minimum Use:** Projects must agree to remain low income for a minimum of 30 years but may earn additional points for longer commitment, as described in the Scoring Summary (Addendum I of the Combined Application).
- **Non-eligible Population:** Elderly-only projects are excluded from the Supportive Housing Set-Aside.
- **Operating Costs:** Project operating costs cannot exceed MSHDA standards unless a waiver is granted by the Authority.
- **Population Served:** Projects must have a minimum of 25% of the units targeted to people who meet the definitions outlined in Attachment A (i.e. persons with special needs, homeless, homeless youth or youth aging out of foster care, or those who are survivors of domestic violence).
- **Project Size:** Projects may not exceed 75 units in total unless a waiver is granted by the Authority. The project size limitation does not apply to projects in DHHP.
- **Service Organization Collaboration:** Developers will be required to collaborate with a local service organization(s) to assure adequate service coordination and delivery for tenants.
- **Unit Configuration:** Single Room Occupancy (SRO) is an eligible use under this category, see definition in Attachment A.
- **Project Limits:** Projects must meet the conditions designated within the Qualified Allocation Plan, unless a waiver is granted by the Authority.
- **Income Eligibility:** Tenants incomes must be at or below 30% AMI to be eligible for targeted supportive housing units.

II. APPLICATION PROCESS AND THRESHOLD REQUIREMENTS:

- **Supportive Housing Set-aside Threshold Requirements:** All Qualified Allocation Plan for threshold requirements must be followed.
- **In addition:** the following Supportive Housing Set-Aside threshold requirements/exhibits are required:
 1. **Site Selection:** Project location must meet MSHDA's Supportive Housing Site Selection Criteria. (See Attachment B.)
 2. **Addendum III Application**
 3. **Letters of Support:**
 - a. Attach a letter of endorsement either from the Continuum of Care or other Community Collaborative planning group that indicates that the group has reviewed and endorsed your project plan and submission.
 - b. If the service provider is reliant on funding from other entities to sustain the services identified, attach a letter documenting support from the funder(s). (For example, if the service provider is a nonprofit organization that contracts with a local Community Mental Health Board (CMH), the CMH must provide a letter of support for the project.)
 4. **Memorandum of Understanding/Contract:**

Submit written documentation (specifically, a "Memorandum of Understanding" or similar contract) between the developer, Management Company, and service provider(s) that outlines mutual roles and responsibilities in this project. **The MOU should incorporate the supportive services plan agreed to by the parties,** and provide:

 - Proof of commitment by the service provider, including signature of the Executive Director;
 - A letter of support from the primary funder of the case management and/or service coordination agency;
 - Demonstration of an ongoing commitment by the developer and/or landlord to assure sustained availability of support services.

(Please Note: It is expected that the Executive Director or Board Chair of the service provider organization be a signatory to these agreements.)

The MOU (See Tab G for sample format) will include:

- a. A commitment from the local lead agency to provide, coordinate and/or act as a referral agent to assure that supportive services will be available to the targeted tenants.
- b. The referral and screening process that will be used to refer tenants to the project, the screening criteria that will be used, and the willingness of all parties to negotiate reasonable accommodations to facilitate the admittance of persons with disabilities into the project.
- c. A communications plan between the project management and the local lead agency that will accommodate staff turnover and assure continuing linkages between the project and the local lead agency for the duration of the compliance period.
- d. Acknowledgment of the property's rent structure and a description of how Supportive Housing tenants may access rental assistance, should they require it, to afford the apartment rents.
- e. Certification that participation in supportive services will not be a condition of tenancy unless otherwise required by a Federal subsidy.
- f. Agreement to affirmatively market to persons with disabilities.
- g. Agreement to include a section on reasonable accommodation in property management's application for tenancy.
- h. Agreement to accept Section 8 vouchers or certificates (or other rental assistance) for eligible tenants and not require total income for persons with rental assistance beyond that which is reasonably available to supportive housing tenants.
- i. A description of how the project will make the targeted units affordable to supportive housing tenants with very low incomes.

Projects will be regularly monitored by MSHDA to determine the percentage of units occupied by Supportive Housing Tenants.

5. **Service Coordination Plan:** On-site service coordination must be available to all supportive housing tenants. This may be provided through the partnership with the local service organizations, but it is recommended that the following schedule serve as a minimum standard. Additional on-site services may be needed depending on the population served by the supportive housing project.

- a. One day per week – projects of 30 units or less
- b. Two days per week – projects 30-60 units
- c. Three days per week – projects 60-75 units

6. **Minimum 25% of total units are Supportive Housing units.** Manager units count neither toward total units nor Supportive Housing units for calculating percentages.
7. **Underwriting Requirements:** Proposals with a MSHDA HOME Loan planned are required to follow MSHDA's Direct Lending program underwriting parameters. Therefore, projects being awarded a tax credit reservation will be required to submit a second copy of their tax credit application for underwriting purposes.
8. **Other Requirements:** Proposals receiving a LIHTC reservation may apply for MSHDA Project Based Voucher (PBV) Assistance for Supportive Housing units. The proposal will be required to meet the PBV processing requirements. Applications for PBV assistance must be for a minimum of 5 units per development and a maximum of 100% of the development's units.

III. SCORING AND RANKING:

Projects submitted under the Supportive Housing Set-Aside will be scored and ranked according to the scoring criteria outlined in the Addendum I and will be required to meet all of requirements contained in Addendum I and the QAP, as well as the requirements contained in this Addendum III.

1. MSHDA will award credits to the highest-scoring projects meeting all threshold requirements.
2. Credits not allocated under the Supportive Housing set-aside will be reallocated to the general pool.

ADDENDUM III

Project Name:

Project Address:

A. Owner Identification:

Organization

Primary Address

Contact Person

Contact Phone

Contact Fax

Contact Email

President/CEO

B. Property Management Company Identification Information:

Organization

Primary Address

Contact Person

Contact Phone

Contact Fax

Contact Email

President/CEO

C. Lead Organization Identification Information:

Organization

Primary Address

Contact Person

Contact Phone

Contact Fax

Contact Email

President/CEO

D. Service Organization Identification Information:

Organization

Primary Address

Contact Person

Contact Phone

Contact Fax
Contact Email
President/CEO

E. Project Description

Attach Pages 1- 12 of the Combined Application and Addenda for Rental Housing Programs.

F. Unit Description, Targeted Supportive Housing Populations and Community Need

Number of Units	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Total Project					
Supportive Housing					
With PBV					
Barrier Free					

Identify number of buildings and the number of stories per building:

Identify number of units per building:

Identify accessible features available for targeted units:

Identify the type of units:(apartment, Single family home, townhouse, duplex)

Does the building have an elevator?

Provide a brief project description including how the project will meet the needs of the targeted tenants including access to transportation, proximity to community amenities, including social, recreational, educational, commercial and health facilities: Attach a map including the distances for the tenant to access the community resources listed above: _____

Community/Supportive Service Room

Projects are required to provide community or supportive service space to projects with 11 or more units. A minimum of 15 square feet per residential unit is required.

Projects that provide additional community space to offer additional opportunities for residents such as enrichment classes or employment training on-site will be awarded 2 points. Documentation must be provided demonstrating the partnering agencies providing these opportunities and the funding source of the programs or classes. If additional community space will be included, please describe: _____

Targeted Supportive Housing Populations:

Provide a description of the population(s) targeted for the Supportive Housing Units: Refer to definitions within Addendum III – Attachment A. _____

Projects that have demonstrated in their Supportive Service Plan to serve the supportive housing populations most in need as outlined below will receive additional points:

- a. Chronically Homeless per HUD's current definition – 3 points
- b. Homeless with a Special Need – 1 point

A minimum of 30% of the supportive housing units must be set aside to receive points from either a. and/or b. listed above. Separate waitlists must be maintained for these populations.

Developing in a High Need Area:

Points will be awarded to those projects that can document a high need area where the homeless count is greater than 500 persons within the City or County that the development is located:

- The documented need must be presented based on HMIS and Point-In-Time data available to the community in the City or County where the development is located within the current year or most recent available data.

Proposed Rents:

Supportive housing tenant incomes must be at or below 30% AMI. However, for the purpose of the LIHTC income requirements, if subsidy is anticipated, the applicant may choose up to 50% or 60% rent levels. The management must be in agreement to accept Section 8 vouchers or certificates (or other rental assistance). The income requirements for supportive housing tenants can't exceed that which is reasonably available to persons with very low incomes currently receiving SSI and SSDI benefits.

Provide a description of how the project will make the targeted units affordable to persons whose incomes are extremely low. If there is a current commitment for subsidy, attach funding commitments or list details of any anticipated applications to provide subsidy to the supportive housing tenants with incomes at or below 30% ami: _____

G. Lead Service Agency and Supportive Services

Supportive Services Plan:

*Only **one** specific and comprehensive plan should be submitted, regardless of the nature of the tenants targeted for the supportive housing units. (If you are proposing to serve diverse populations (i.e. individuals with mental illness, developmental disabilities, homeless), you must address the service distinctions designed to meet their unique needs.)*

Lead Agency Experience:

Provide a brief description of the experience of the local lead agency and their capacity to provide access to supportive services. Also include how the lead agency will coordinate relationships with the management agent and community service providers, especially in the area of tenant problem resolution or eviction avoidance, for the duration of the compliance period. _____

Supportive Service Coordination:

On-site service coordination must be available to all supportive housing tenants. This may be provided through a partnership with the local service organizations, the following schedule serves as a minimum standard. Additional on-site services may be needed depending on the population served by the supportive housing project.

- a. One day per week – projects of 30 units or less
- b. Two days per week – projects 30-60 units

To receive additional points, projects must provide additional on-site services as follows:

- a. Two days per week – projects of 30 units or less
- b. Four days per week – projects of 31 - 60 units
- c. Five days per week – projects of 61 units or larger

Describe how the project will meet the supportive service needs of the targeted tenants. Include how many hours of on-site services will be provided and attach documentation of a funding commitment from the agency(s) that will provide staff for these services. _____

Supportive Employment

Projects that agree to provide job-training opportunities in the building trades, operation, and/or supportive service programs to individuals who meet the supportive housing tenant definition will receive points. This must be outlined in the Supportive Service Plan and the employment of tenants must be related to the supportive housing development. An example would be the management company employing tenants to work at the site.

Housing First Model

Points will be awarded to supportive housing projects that integrate a Housing First approach that eliminates or minimizes barriers to obtaining housing, for the following deeply targeted populations:

- Frequent Users: This must demonstrate a model that is collaboratively meeting the needs of the community to reduce the high costs of current system usage such as emergency rooms, police and emergency response systems and other community funded services.
- Vulnerable Populations -- This must be demonstrated through the use of assessment tools that identify and prioritize the referrals to serve the most vulnerable

To receive points a detailed description of the Housing First model for this development must be included: _____

H. Experienced Supportive Housing Development Team

Points will be awarded to a development team that has experience with 50 units of supportive housing as follows:

- a. Developer owns and operates 50 units or more of supportive housing
- b. Management Company has experience managing 50 units of supportive housing
- c. Lead Agency has experience providing services for 50 units of supportive housing

List the name of development and total number of supportive housing units below or attach a separate sheet with this information.

	Development Name	Number of PSH Units
Sponsor		
Management Company		
Lead Agency		

SUPPORTIVE SERVICES COMMITMENT

Please list only the services that are made available to tenants of this project. Please do not list every service generally available in a community. If service is not available, enter "none".

	Name of Agency Providing Service <i>Must sign MOU</i>	Name of Agency Funding Services <i>Must provide Letter of Support</i>
CASE MANAGEMENT SERVICE COORDINATION		
Tenant Stabilization – Assist tenants to care for their apartment, ADL's, get along with neighbors, landlord, etc.		
Building Support Systems – Assist tenants to re-engage with local community.		
Basic Needs – Assist tenants to obtain resources (food, clothing, transportation, etc).		
Benefit Assistance - Provide on-going support including referrals, assistance obtaining benefits, linkages with services, "whatever it takes".		
Employment Related Services		
OTHER ESSENTIAL SERVICES		
Mental Health – ACT, counseling, therapy, medications and medication management.		
Substance Abuse Services – Outpatient treatment, self-help options, and counseling.		

	Name of Agency Providing Service <i>Must sign MOU</i>	Name of Agency Funding Services <i>Must provide Letter of Support</i>
HIV/AIDS – Specialized health care.		
Legal Services – Related to civil arrears, family law, uncollected benefits.		
Veteran Services		
Domestic Violence Counseling		
Child Care		
School Related Services		
Other		

I. Summary of How the Project is “grounded” in Community Collaboration

It is the desire and intent that supportive housing projects NOT occur in isolation or without the knowledge and support of the community in which the development is proposed.

How does this project support the local Ten Year Plan to End Homelessness? **Do not attach a copy of the Ten Year Plan as evidence of this collaboration.**

If this project is NOT related to the local Ten Year Plan to End Homelessness, discuss how it is grounded in any other relevant collaborative community strategy or plan.

ATTACHMENT A

DEFINITIONS

ELIGIBLE SUPPORTIVE HOUSING TENANTS SUPPORTIVE SERVICE PLAN SINGLE ROOM OCCUPANCY (SRO)

Please review the following definitions before completing a service plan for Supportive Housing Tenants. This is relevant when applying for any MSHDA program, including HOME or Low Income Housing Tax Credits. ***To be eligible for funding, the entire housing development must be open and available to adult persons of all ages.***

A. Eligible Supportive Housing Tenants

Under the Low Income Housing Tax Credit program eligible supportive housing tenants must meet one of the following definitions (special need, homeless, domestic violence survivor, chronically homeless, youth aging out of foster care or homeless. The homeless and at risk of homelessness definitions are outlined below and are aligned with the HUD definitions approved by Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. HUD published the final rule in the December 5, 2011 *Federal Register*.

Special Need – A person (prospective tenant) with special needs must be the adult member of the household and meet the criteria in both categories below, **or** the person is a recipient of SSI/SSDI. The tenant must have:

1. A describable “special need condition”, defined as a physical (including profound deafness and legally blind), mental or emotional impairment that is of long-term duration, **and**
2. At the same time, the tenant must have a *substantial and sustained* need for supportive services in order to successfully live independently. In order to meet the “special needs definition,” tenants must require assistance in at least **two** life-skill areas, such as:
 - The ability to independently meet personal care needs;
 - Economic self-sufficiency (capacity for sustained and successful functioning in vocational, learning or employment contexts);
 - Use of language (ability to effectively understand, be understood and handle communication as needed on a daily and ongoing basis);
 - Instrumental living skills (managing money, getting around in the community, grocery shopping, complying with prescription requirements, meal planning and preparation,

- mobility, etc.), or
- Self-direction (making decisions/choices about one's day-to-day activities and regarding one's future)

At Risk of Homelessness

- Individual and family who:
 - Income below 30% AMI & lacks sufficient resources or support networks
 - Meets one of the following conditions:
 - Moved due to economic reasons 2 or more times during 60 days prior to application for prevention assistance
 - Living in home of another person due to economic hardship
 - Current housing will be terminated within 21 days after application
 - Lives in hotel or motel or SRO or efficiency apt
 - Exiting publicly funded institutions or system of care
 - Lives in housing characteristics associated with instability
- Child or youth who meets other federal homeless definitions
- Child or youth homeless under McKinney-Vento Homeless Education Act and parent(s)/guardian(s) live with them

Chronically Homeless

- An individual or family (with an adult head of household) who is:
 - Homeless & lives in place not meant for human habitation, a safe haven, or in an ES for at least 1 year or 4 occasions in last 3 year (each occasion at least 15 days) and
 - Can be diagnosed with one of more conditions:
 - Substance use disorder, development disability, serious mental illness, PTSD, cognitive impairments from brain injury, or chronic physical illness or disability;
- Individual residing in institutional care fewer than 90 days and were in shelter or a place not meant for human habitation immediately prior to entering that institution.

Homeless – A person/prospective household must meet the following definition of homeless to qualify. The tenant must:

Category 1:

Individual or family who lacks fixed, regular, and adequate nighttime residence and is:

1. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings
2. Individual or family living in a supervised publicly or privately operated shelter
3. Individual who resided in a shelter or place not meant for human habitation & exiting an institution where he/she temporarily resided

- The individual must have been homeless prior to entering the institution
- **“temporarily resided” now means a period of 90 days or less**

Category 2:

Individuals or families who will imminently lose their primary nighttime residence provided that:

- Residence will be lost within 14 days of date of application and;
- no other residence is identified & lacks resources or support network to obtain Permanent Housing

Category 3:

Unaccompanied youth under 25 years, or families with children and youth who do not qualify under this definition, but who are defined as homeless under the Runaway and Homeless Youth Act, Head Start Act, Violence Against Women Act, Public Health Services Act, Food and Nutrition Act, Child Nutrition Act and

Must meet all 3 eligibility criteria:

1. Have not had a lease, ownership interest, occupancy agreement in permanent Housing (“PH”) during the 60 days prior to application
2. Experience persistent instability – 2 or more moves during 60 days prior to application
3. Expected to continue in such status for an extended period of time because of:
 - chronic disabilities, physical or mental health conditions, substance addiction, history of domestic violence or childhood abuse, presence of a child or youth with disability, OR
 - two or more barriers to employment
 - Lack of high school degree or GED, illiteracy, low English proficiency, history of incarceration, detention for criminal activity, history of unstable employment

Category 4:

- Any individual/family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual’s or family’s primary nighttime residence or have made the individual or family afraid to return to their primary nighttime residence and
- Has no other residence and
- Lacks the resources or support networks to obtain other permanent housing

B. Supportive Services Plan

For a project to be eligible for tax credit supportive housing points or HOME funds, the proposal must include a plan for the provision of a *substantial level of services targeted* to the supportive housing units. The services must include those that are essential for supportive housing tenants to *sustain* themselves in permanent housing.

The project must be an on-going active collaboration between the owner, Management Company, and identified supportive service provider(s). The formulation of this relationship, along with a commitment to sustain the agreed upon services over a period of time, must be agreed to *by the collaborators and incorporated into a written "Memorandum of Understanding."*

The supportive services plan should outline and specify the following:

- Conditions which would qualify the proposed tenant(s) for the supportive housing units;
- Expected life-skills areas for which supportive services are likely to be required;
- The supportive services to be provided. **Participation in supportive services must be voluntary unless required by a Federal rental subsidy.**
- How service coordination will be provided.

Tenants' must have the option to receive service coordination on-site. For the purpose of meeting this requirement, *service coordination* shall be available in a form that contains the following elements:

- a. An individual assessment of service needs and life goals will be completed with the full participation of each tenant and others of their choosing.
- b. A plan will be developed in response to each tenant's assessment, which will include long and short-range goals, with specific steps to achieve them. Principles of person centered planning and self-determination will be incorporated into the planning process.
- c. Service coordination will include advocacy, brokering, linking and monitoring of support services detailed in each tenant's plan.
- d. Service coordinators will help tenants gain access to entitlements, financial assistance programs, and legal representation, in accordance with the tenant's plan.
- e. A re-assessment, and revision of each tenant's plan, will be completed on at least an annual basis. Copies of that plan and annual update will be placed in each tenant's file.
- f. Tenants shall have a designated individual or team responsible for the coordination of services.
- g. Emphasis shall be placed on tenant empowerment and the development of natural/community supports.

C. Single Room Occupancy (SRO)

An SRO is defined as a residential property that includes multiple efficiency dwelling units. Each unit is for occupancy by a single eligible individual. The dwelling unit must contain private sanitary facilities and an appropriate food preparation area which includes sink, microwave, refrigerator, and counter for food preparation.

ATTACHMENT B

MSHDA SUPPORTIVE HOUSING SITE SELECTION GUIDELINES

The following is provided as guidance in site selection for supportive housing projects.

The application must include:

Residential Character: Sites must be appropriate for residential use. Surrounding residential property values should be stable or increasing, unless the site is part of a local community effort for improvement or rehabilitation. Areas impacted by high concentrations of very low-income housing that is deteriorating or in jeopardy of deterioration should be avoided. Areas already impacted by high concentrations of housing for people with special needs should also be avoided.

The site must offer a wide variety of social, commercial and health facilities that are similar to those found in a neighborhood of primarily unassisted housing of a similar nature. Sites should allow for a visually proud orientation of the housing to the street and neighborhood. Easy and safe ingress and egress should be available by vehicle and by foot or wheelchair. Good signage, lighting and landscaping features should be incorporated to establish a pleasing and noticeable residential presence. Surrounding uses when viewed from the site itself should be well maintained and aesthetically pleasing.

Site Utilities: Site utilities, adequate water, sewer, storm drainage, electricity, telephone, and natural gas service, should be available. Underground utility service is preferable. Parcels requiring extension of off-site utility lines may be considered.

Frontage: Sites should have frontage on a paved public street and provide good accessibility. Public improvements should be available including paved roads, sidewalks, curbs and gutters, street lighting, storm drains and fire hydrants. In situations involving private drives, shared roads, grounds or utility access, maintenance agreements must be in place for equitable sharing of the cost of mowing, plowing, maintaining and replacing shared facilities. Sites should have easy and safe ingress and egress.

Public Transportation and Community Resources: Good access should be available to public transportation and community resources such as grocery shopping, pharmacy, bank, employment, religious and education institutions as well as medical and social services and community parks or recreational activities the proposed occupants will be most likely to use. Access routes by foot, bicycle or wheelchair should be available or developed wherever possible. Where public transportation or accessible routes are not available, the proposal should include site based transportation services.

Reasonable Size and Configuration: Shape, size, soil conditions and contours of the site should allow for flexibility in building location and orientation and permit professional site planning, circulation, parking, and open space. Sites should neither be too small nor include excessive acreage. Property should generally be between .25 and 3 acres in size depending on the number of units proposed. Existing ground contours should not require excessive grade or fill to accommodate ramping (preferably without the need for handrails) and the use of wheelchairs. Space must be available for fire safety equipment, waste removal and bus or van access where applicable. The proposed development should be proportionate to current and proposed adjacent land uses. Soil conditions must be suitable to support the proposed improvements and allow for appropriate drainage.

Relocation Costs: Proposals involving federal funds for occupied sites should involve no permanent relocation. Funding for relocation cost is generally not available from MSHDA, although proposals involving temporary relocation with minimal cost may be considered on a case-by-case basis. Please consult with MSHDA staff before proposing a site involving relocation and before signing an option or offer to purchase a proposed site.

No Negative Environmental Issues – Sites should exhibit no obvious negative environmental influences, which cannot be corrected or acceptably mitigated. Environmental impacts include, but are not limited to: excessive noise or physical hazard from railroad, vehicular, or air traffic; high tension power lines or high pressure natural gas transmission lines; sanitary landfills or salvage yards; sewage treatment plants; stored hazardous materials on or near the sites; buried or spilled hazardous wastes; operating oil wells; mine shafts; gravel pits; wetland designation; and prime agricultural soils classification.

The Authority will not finance projects to be located in a 100-year flood plain unless all necessary governmental approvals are obtained and all buildings, parking areas, and pedestrian and vehicular ingress and egress will be elevated at least one foot above the flood plain elevation when the project is finished.

Other environmental factors to consider include wetlands, Great Lakes, wild and scenic rivers, prime agricultural soils, historic districts, and lead based paint. Environmental clearance procedures vary depending upon whether the proposal involves new construction or rehabilitation, the use of federal funds, and occupancy by children. Before selecting a site, please contact MSHDA supportive housing staff at 517-373-6880. See Tab D and Tab T of the Combined Application for Rental Housing, and/or refer to MSHDA's Phase I requirements at www.michigan.gov/mshda.

PBV Site Selection

In addition to the MSHDA Supportive Housing Site Selection Guidelines and definitions above, if the proposal receives a LIHTC award and will be applying for Project Based Vouchers (PBVs) the site and proposal must meet the federal program requirements of HUD regulations (Title 24 Housing and Urban Development Part 983 Project Based Voucher (PBV) Program). Below is a link to further guidance of this program:

http://www.michigan.gov/mshda/0,4641,7-141-5555_60730---,00.html.